

# EPHRATA MARKETPLACE

848 E MAIN STREET | EPHRATA, PA 17522

Great Clips®

GIANT

1,800 SF

tropical  
SMOOTHIE  
CAFE



±1,800 SF  
FOR LEASE



# PROPERTY OVERVIEW

**Ephrata Marketplace**, a 94,043 square-foot anchored retail shopping center centrally located in Ephrata, Pennsylvania, situated at a signalized intersection along East Main Street (20,000 CPD). The center is anchored by Giant, with other leading national retailers such as, Starbucks, Five Guys, Tropical Smoothie, and Great Clips, just to name a few. With its traffic generating tenant lineup, Ephrata Marketplace is one of the primary shopping destinations in the Ephrata market.





# LOCATION OVERVIEW

**Ephrata Marketplace** is strategically positioned with significant frontage in the market's primary retail corridor along East Main Street. The center benefits from the high-volume traffic flow of East Main Street, which is one of the area's heaviest traveled roadways. East Main Street acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base. With high concentration of traffic driven by anchor tenants located in the center, as well as the surrounding market retail, the center pulls from not just the immediate trade area but the surrounding market points as well.



**FEATURED TENANTS**



**GIANT.** 

**tropical CAFE** 

**FIVE GUYS**  
BURGERS and FRIES

# TRADE AREA OVERVIEW

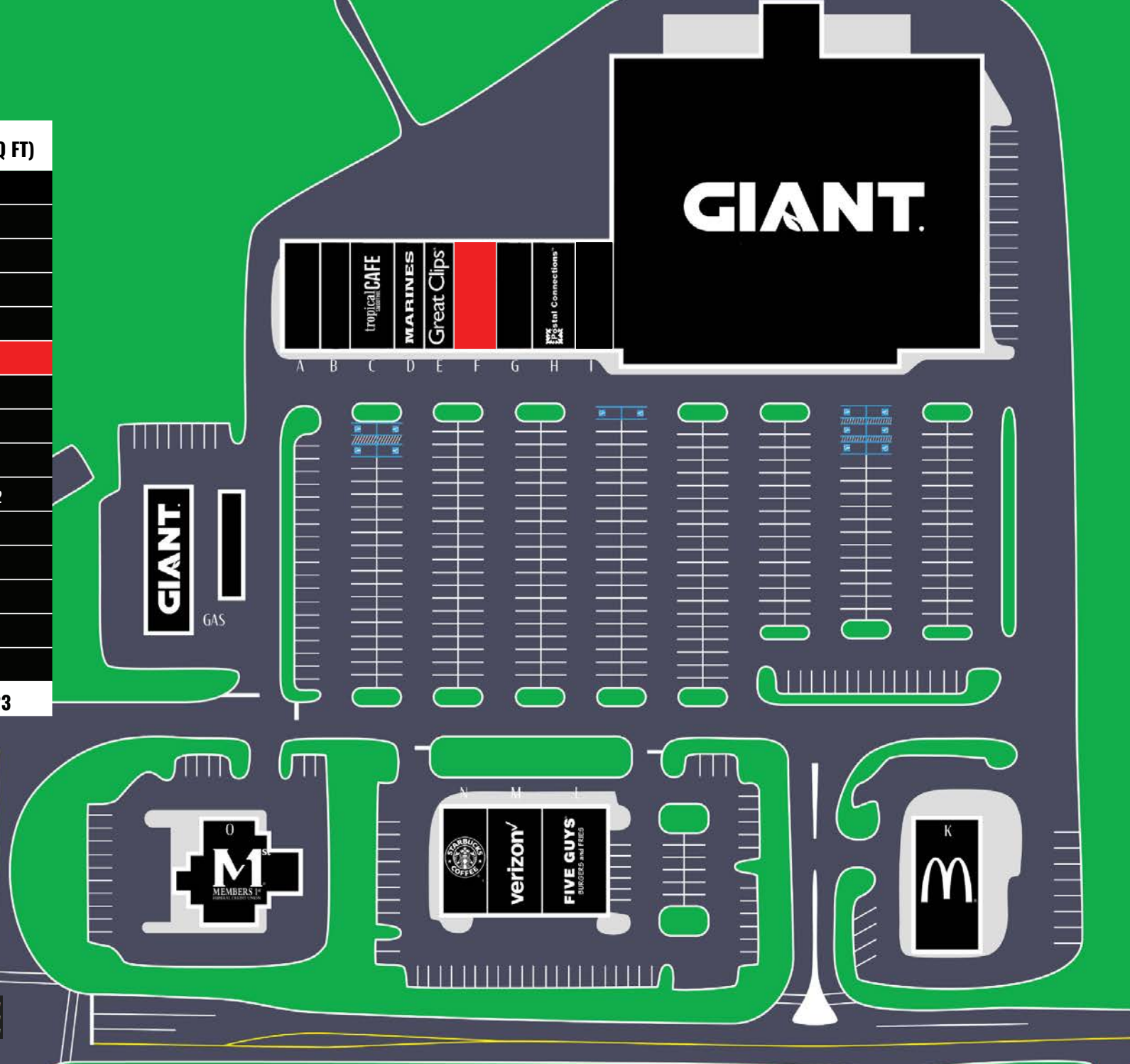
Adding to the stability of the project, **Ephrata Marketplace** shows a 20-minute drive time demographic of over 348,378 people with household incomes of more than \$77,635 and daytime employment demographics equally as strong with 208,717. The demographics within a 10-mile radius include 181,859 people in 67,861 homes, a labor force of 96,718 with an average household income of \$82,057. The area's growth since 2000 has increased over 5.2% with 10,377 new homes.

DEMOS	3 MILE	5 MILE	7 MILE
 POPULATION	28,474	52,826	96,684
 EMPLOYEES	10,645	19,616	38,354
 AVERAGE HHI	\$98,188	\$102,826	\$108,957
 HOUSEHOLDS	11,196	20,219	36,503

**TRAFFIC COUNTS:** E MAIN ST ±20,000 VPD | US-222 ±52,000 VPD

# SITE PLAN

SUITE	TENANT	AREA (SQ FT)
A	MAMA'S FAMOUS PIZZA & GRILL	1,500
B	EPHRATA ASIAN BISTRO	1,500
C	TROPICAL SMOOTHIE CAFE	2,440
D	RECRUITING CENTER	1,220
E	GREAT CLIPS	1,200
F	AVAILABLE	1,800
G	VIVA SPA	1,500
H	POSTAL CONNECTIONS	1,500
I	LA NAILS	1,530
J	GIANT	66,472
K	MCDONALD'S	3,911
L	FIVE GUYS	2,400
M	VERIZON WIRELESS	1,300
N	STARBUCKS	1,850
O	MEMBER'S FIRST FCU	2,300
<b>TOTAL</b>		<b>92,423</b>





# MARKET AERIAL

**CLOISTER SHOPPING CENTER**

**FAMILY DOLLAR**  
my family, my family dollar.

**PET SUPPLIES PLUS**  
GREAT PRICES. NO RESERVES.

**WELLSPAN HEALTH**

**CVS pharmacy**

**BURGER KING**

**REDNER'S**

**EPHRATA PLAZA**

**weis** **Staples** **planet fitness**

**DOLLAR TREE** **BIG LOTS!**

**Mister CAR WASH**

**KFC**

**DQ**

**PAPA JOHN'S**  
Better Ingredients. Better Pizza.

**Ritas**

**Applebee's**  
GRILL • BAR

**EPHRATA MARKETPLACE**

**GIANT** **Starbucks** **McDonald's** **tropical SMOOTHIE CAFE**

**FIVE GUYS** **BURGERS and FRIES**

**Great Clips** **verizon**



**AutoZone**

**Wawa**

**Hampton Inn**

**Wendy's**

**DUNKIN'**

**TOMMY'S EXPRESS CAR WASH**

**MAVIS DISCOUNT TIRE**

**ALDI**

**Walmart**

**goodwill**

**TACO BELL**

**Arby's**

**TURKEY HILL**

**SHEETZ**

**EPHRATA CROSSING**

**HOME 2 SUITES BY HILTON** **CHIPOTLE MEXICAN GRILL** **POPEYES** **noodles & COMPANY**

**Jersey Mike's SUBS** **DUNKIN'** **Panera BREAD** **AspenDental** **CLUB CITS** **TEXAS ROADHOUSE**



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

